

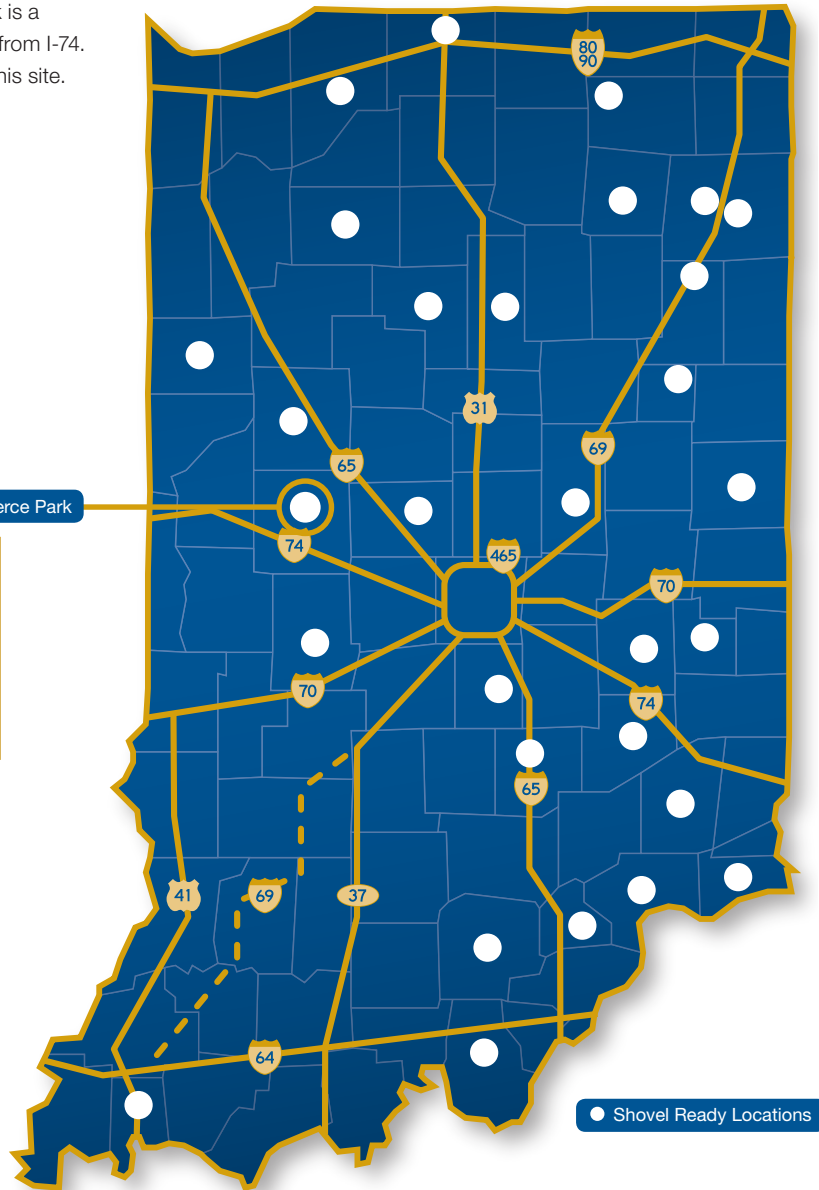
Crawfordsville Commerce Park

Crawfordsville, Montgomery County



The Crawfordsville Commerce Park is a 215-acre site located one-half mile from I-74. Rail access is provided by CSX at this site.

● Crawfordsville Commerce Park



● Shovel Ready Locations



One North Capitol, Suite 700 • Indianapolis, Indiana 46204 • Tel 317.232.8800 • Toll-Free 800.463.8081 • Fax 317.232.4146 • www.IndianaShovelReady.com

Crawfordsville Commerce Park

Crawfordsville, Montgomery County



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Site Selection Database
www.siteselection.in.gov

Transportation:

- One-half mile from I-74
- One-quarter mile from U.S. 231
- Seven miles from Crawfordsville Municipal Airport
- 45 miles from Indianapolis International Airport

Acreeage:

- 215 total acres available

Utilities:

- Electricity: CEL&P
- Water: Indiana American Water Company, Inc.
- Sewer: City of Crawfordsville
- Natural Gas: Vectren

Zoning:

- I-1. A total of 60 acres have been targeted from

back office businesses and about 150 acres for advanced light manufacturing.

Jurisdiction:

- Tax Increment Financing District and pre-qualified for tax abatement

Topography:

- The site is flat, with a 2 to 6 percent grade.

Soil Type:

- Soil is predominately Camden silt loam. It is composed of gently sloping, deep, well-drained soils on moraines, and till plains with moderate permeability and high water capacity. The site also contains Fincastle silt loam and Mahalaville silty clay loam.

The Indiana Shovel Ready program lowers the cost of site development, improves efficiency of state permitting, and enhances the marketability of the site. Because site information is available before development, potential risks of investing and improving new land are reduced for businesses.

The Indiana Economic Development Corporation (IEDC) leads the program administration of Shovel Ready and utilizes the Fast Access Site Team (FASTeam) to deliver the fast-track permitting at the state level. The FASTeam includes representatives from the IEDC, the Indiana Department of Natural Resources, the Indiana Department of Environmental Management, the Indiana Department of Transportation, the Indiana State Department of Health, the Indiana State Department of Agriculture and the Indiana State Department of Homeland Security.

The goals of the Shovel Ready Program are to:

- Certify sites to expedite the location and permitting processes for business development
- Help local communities identify and prepare sites for economic development
- Identify and fast-track the state, federal and local permits necessary for a specific site (dependent on the end user)

